

FOURTH QUARTER 2005

# Las Vegas Development Report



# LAS VEGAS DEVELOPMENT REPORT

Land Sales.....	2
General Plan Amendments....	5
Planned Projects.....	8
Permitted Projects.....	11
Completed Projects.....	20
Business Licenses.....	24
Year-to-Date.....	31

Produced by the Department of Planning & Development, Comprehensive Planning Division.



# Land Sales

\*Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

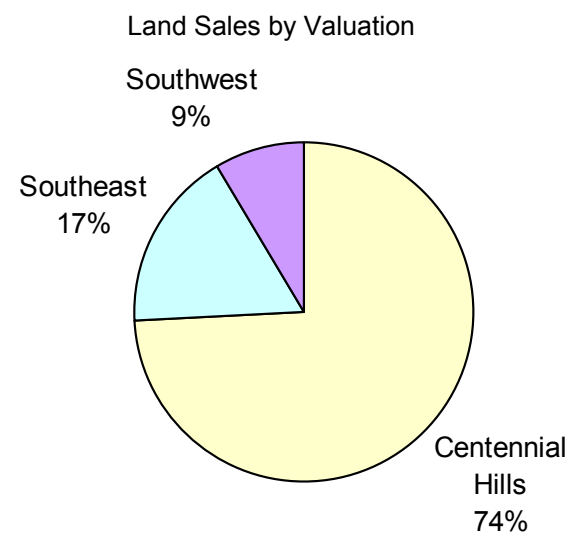
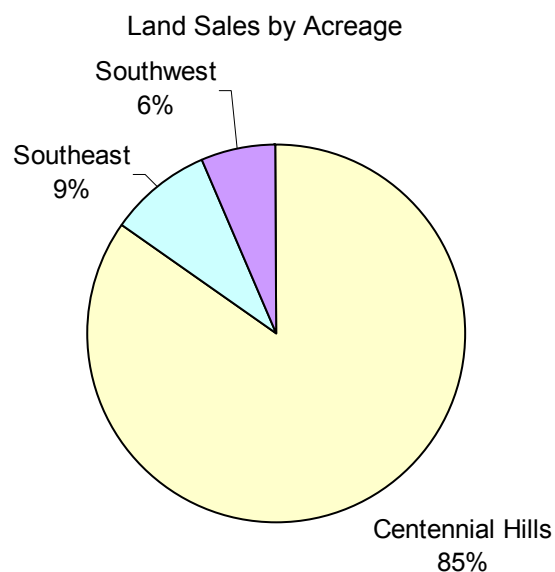
## Land Sales 3rd Quarter 2005

Sector	Sales	Total Acres	Valuation	Avg. Price per Acre	Avg. Price per Acre (less than 1 Acre)	Avg. Price per Acre (greater than 1 Acre)
Centennial Hills	16	83.5	\$71,903,548	\$861,120	\$1,301,486	\$849,453
Southeast	7	8.6	\$16,725,626	\$1,944,840	\$4,417,480	\$1,528,482
Southwest	2	6.4	\$8,275,000	\$1,292,969	-	\$1,292,969
CLV TOTALS	25	98.5	\$96,904,174	\$983,799	\$2,471,153	\$931,137
OUTSIDE CLV	312	1,753.6	\$956,041,225	\$545,188	\$1,614,908	\$526,374
GRAND TOTAL	337	1,852.1	\$1,052,945,399	\$568,514	\$1,699,670	\$547,571

Source: Homebuilders Research, "Hotsheets" Newsletter. For more information contact Dennis Smith, Homebuilders Research (702) 645-4200.

\*Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

\*\*Each planning sector has various amounts for both price and acres. This represents an average of the total price.



## LAND SALES

### Legend

#### Price Per Acre

- Under \$75,000
- \$75,000 - \$149,999
- \$150,000 - \$349,999
- \$350,000 - \$999,999
- \$1,000,000 and Greater

#### Size of Parcel

- Under 5 Acres
- 5 - 24 Acres
- 25 - 49 Acres
- 50 Acres and Greater

- City of Las Vegas
- Major Streets



Source: Homebuilders Research "Hotsheets" Newsletter.  
For more information contact Dennis Smith,  
Homebuilders Research, (702) 645-4200.



# General Plan Amendments

GPA Report  
4th Quarter 2005

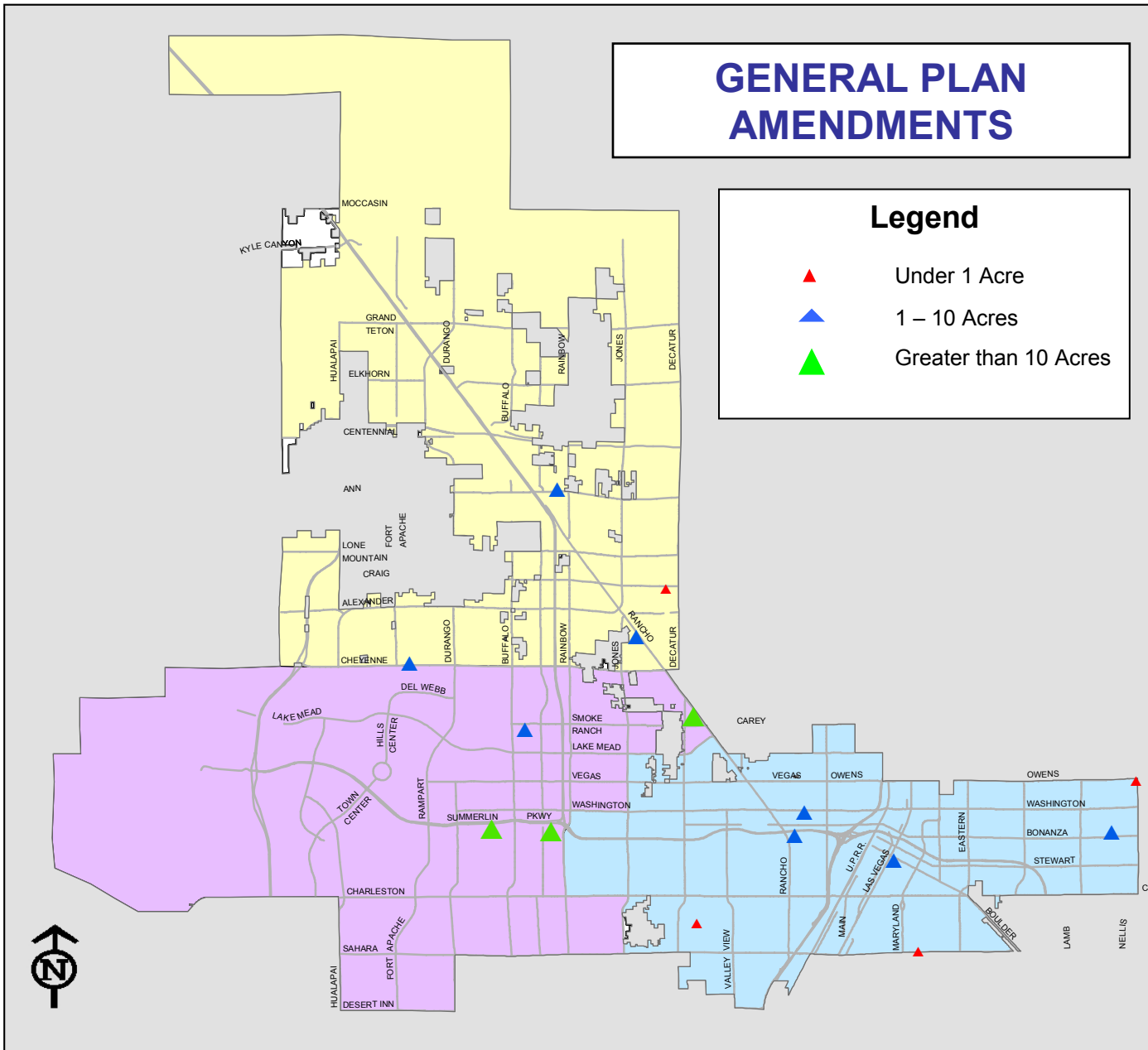
Table 1. Land Use Changes by Type, Acres

Sector	Commercial to Residential	Residential to Commercial	Commercial to Commercial	ROW to Residential	Increase Residential Density	Decrease Residential Density	Total Acres
Centennial Hills	14.5	2.8	0	0	0	0	17.3
Southwest	33.7	0	2.7	12.3	0	15.0	63.8
Southeast	0	7.0	7.2	0	1.5	0	15.7
TOTAL ACRES	48.2	9.8	10.0	12.3	1.5	15.0	96.8

Table 2. Total GPAs by Sector

Sector	Number	Acreage
Centennial Hills	4	17.3
Southwest	4	63.8
Southeast	7	15.7
TOTAL GPAs	15	96.7

\*GPA = General Plan Amendment



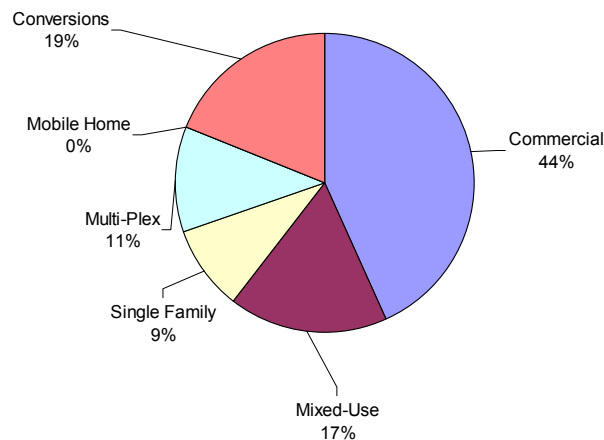


# Planned Projects

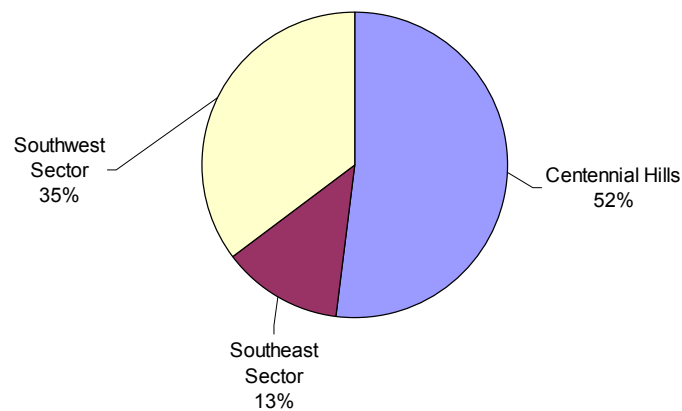
## Site Plan Development Reviews 4th Quarter 2005

Category	Centennial Hills		Southeast		Southwest		Total SDRs	Total Acres
	SDRs	Acres	SDRs	Acres	SDRs	Acres		
Commercial	18	111.1	21	99.7	7	21.3	46.0	232.1
Mixed-Use	2	40.1	10	21.2	2	31.4	14.0	92.7
Single Family	6	49.2	0	0.0	0	0.0	6.0	49.2
Multifamily	2	7.6	2	14.1	2	38.7	6.0	60.3
Mobile Home	0	0.0	0	0.0	0	0.0	0.0	0.0
Conversions	3	37.8	0	0.0	5	63.9	8.0	101.8
GRAND TOTAL	31	245.8	33	135.0	16	155.3	80	536.1

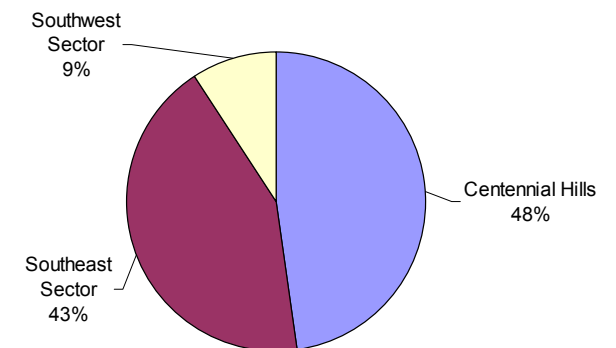
SDRs  
Category by Acreage



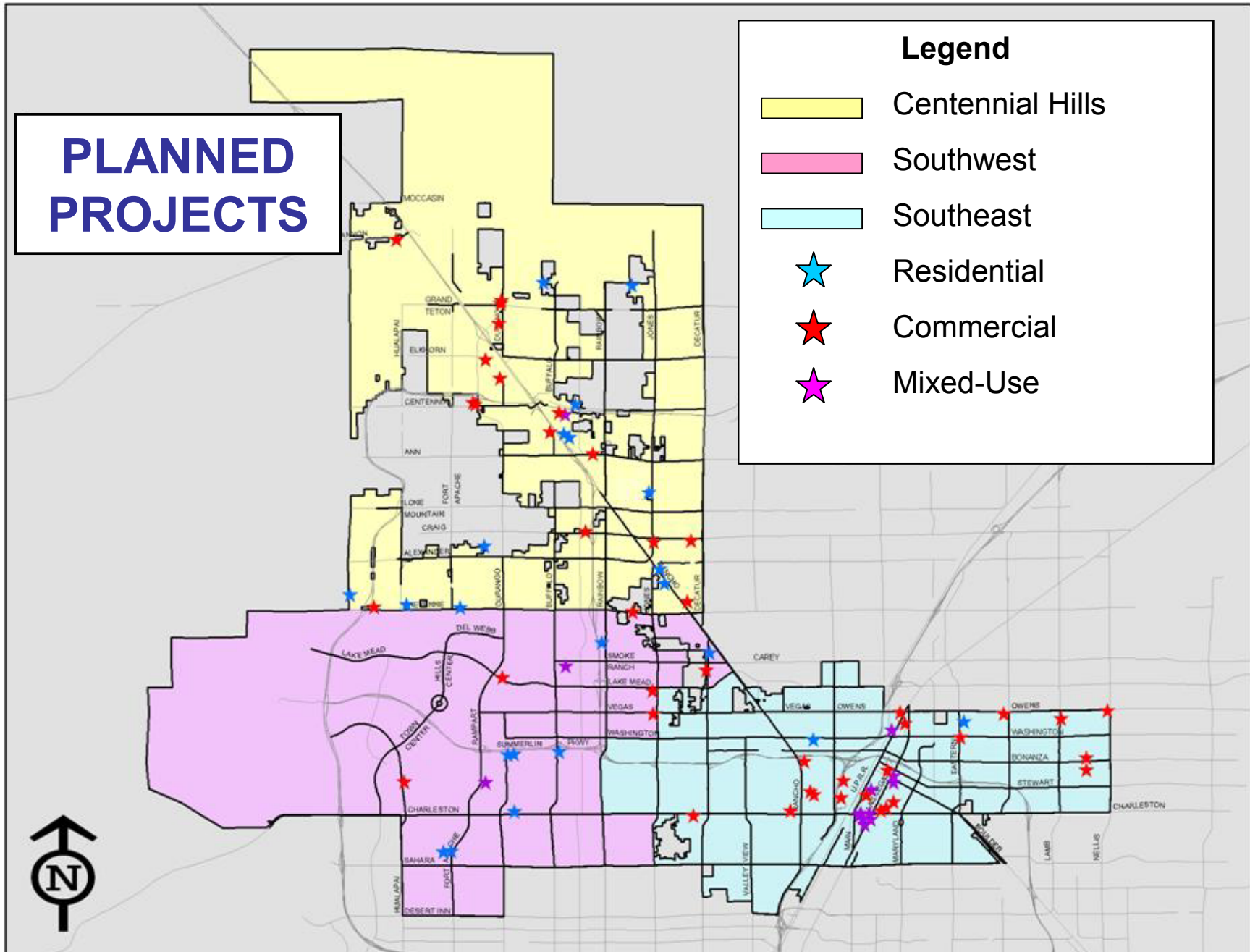
SDRs  
Single Family & Multifamily New by Acreage



SDRs  
Commercial by Acreage



\*SDR = Site Development Review

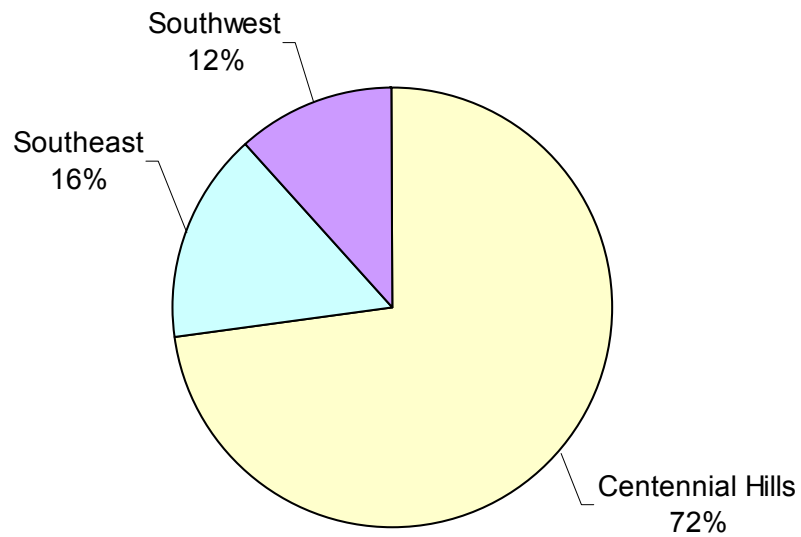


# Permitted Projects

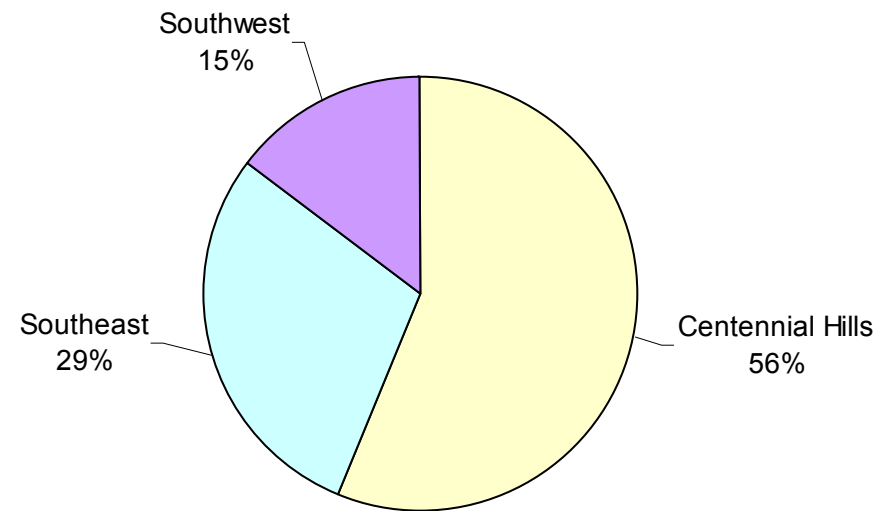
Permitted Projects  
4th Quarter 2005

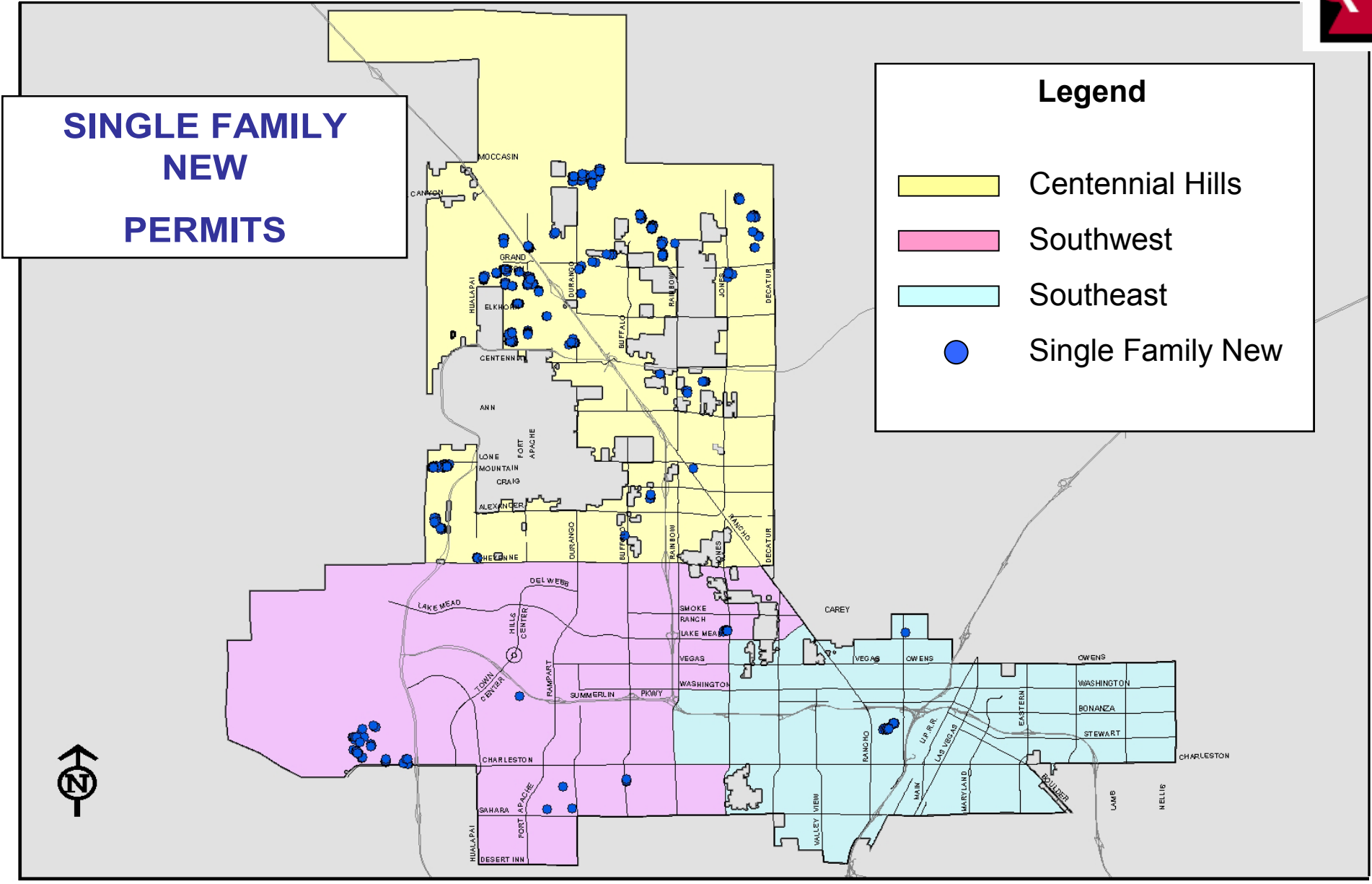
Category	Centennial Hills		Southeast		Southwest		Total Permits	Total Valuation
	Permits	Valuation	Permits	Valuation	Permits	Valuation		
Single Family New	558	\$72,870,929	281	\$37,970,902	154	\$19,326,508	993	\$130,168,339
Single Family Additions	24	\$1,120,733	26	\$773,385	10	\$454,676	60	\$2,348,794
Single Family Remodel	15	\$760,825	27	\$2,224,488	6	\$292,038	48	\$3,277,351
Multifamily New	8	\$3,958,950	37	\$24,602,250	6	\$2,484,613	51	\$31,045,813
Multifamily Remodel	0	\$0	1	\$8,358,222	0	\$0	1	\$8,358,222
Commercial New	14	\$49,948,469	20	\$10,637,630	12	\$7,958,277	46	\$68,544,376
Commercial Additions	0	\$0	1	\$500,000	0	\$0	1	\$500,000
Commercial Remodel	125	\$11,206,050	53	\$4,504,985	96	\$8,165,958	274	\$23,876,993
Public Remodel	0	\$0	2	\$6,591,432	0	\$0	2	\$6,591,432
Pools & Spas	231	\$7,520,490	143	\$5,781,212	7	\$223,404	381	\$13,525,106
Signs	107	\$508,521	45	\$89,259	29	\$70,723	181	\$668,503
Miscellaneous	511	\$13,549,244	329	\$5,625,180	425	\$5,912,918	1,265	\$25,087,342
GRAND TOTAL	1,593	\$161,444,211	965	\$107,658,945	745	\$44,889,115	3,303	\$313,992,271

Permitted Projects  
Commercial New by Valuation



Permitted Projects  
Single Family New by Valuation





# COMMERCIAL NEW & REMODEL PERMITS

**Legend**

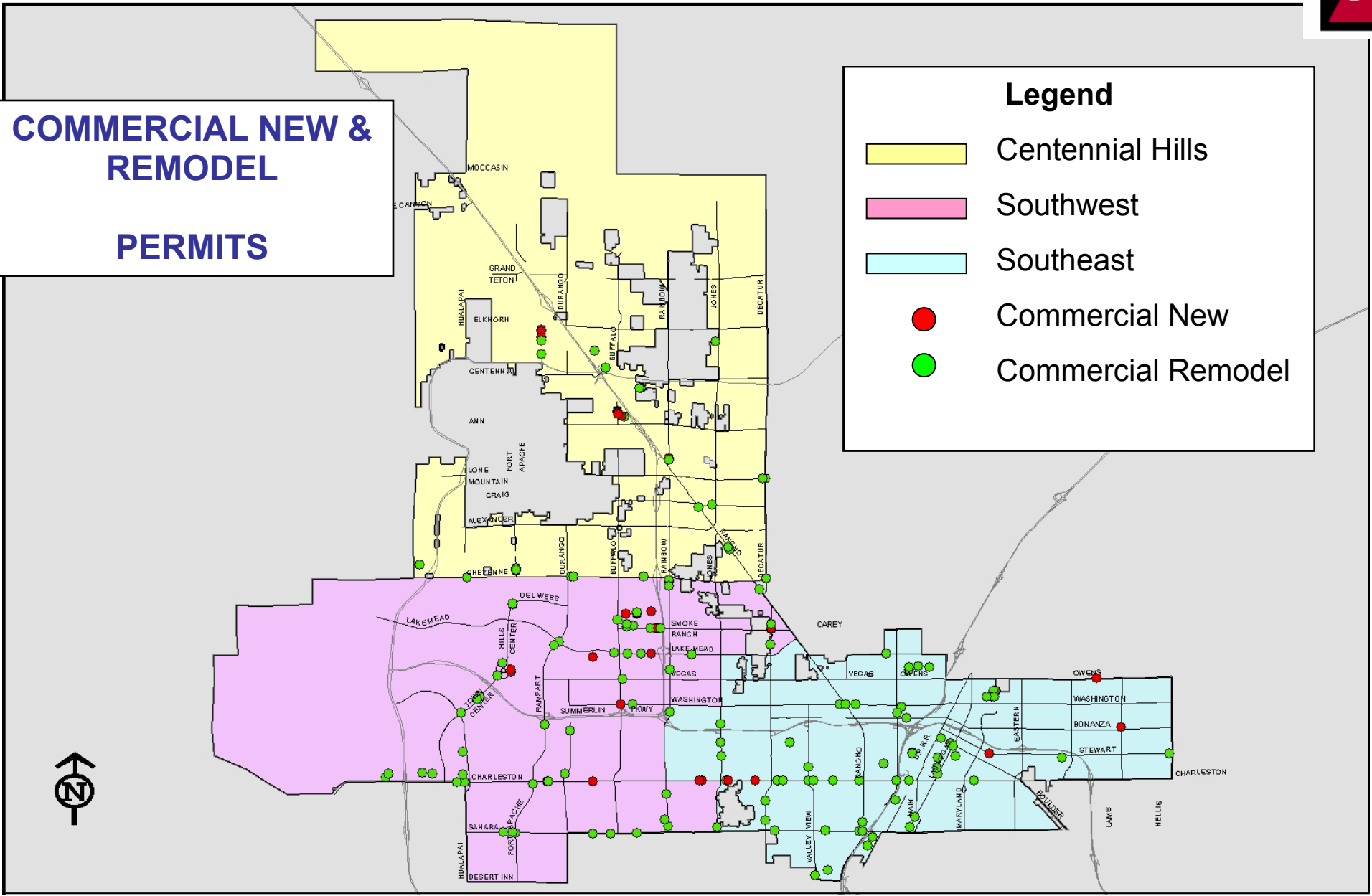
Centennial Hills

Southwest

Southeast

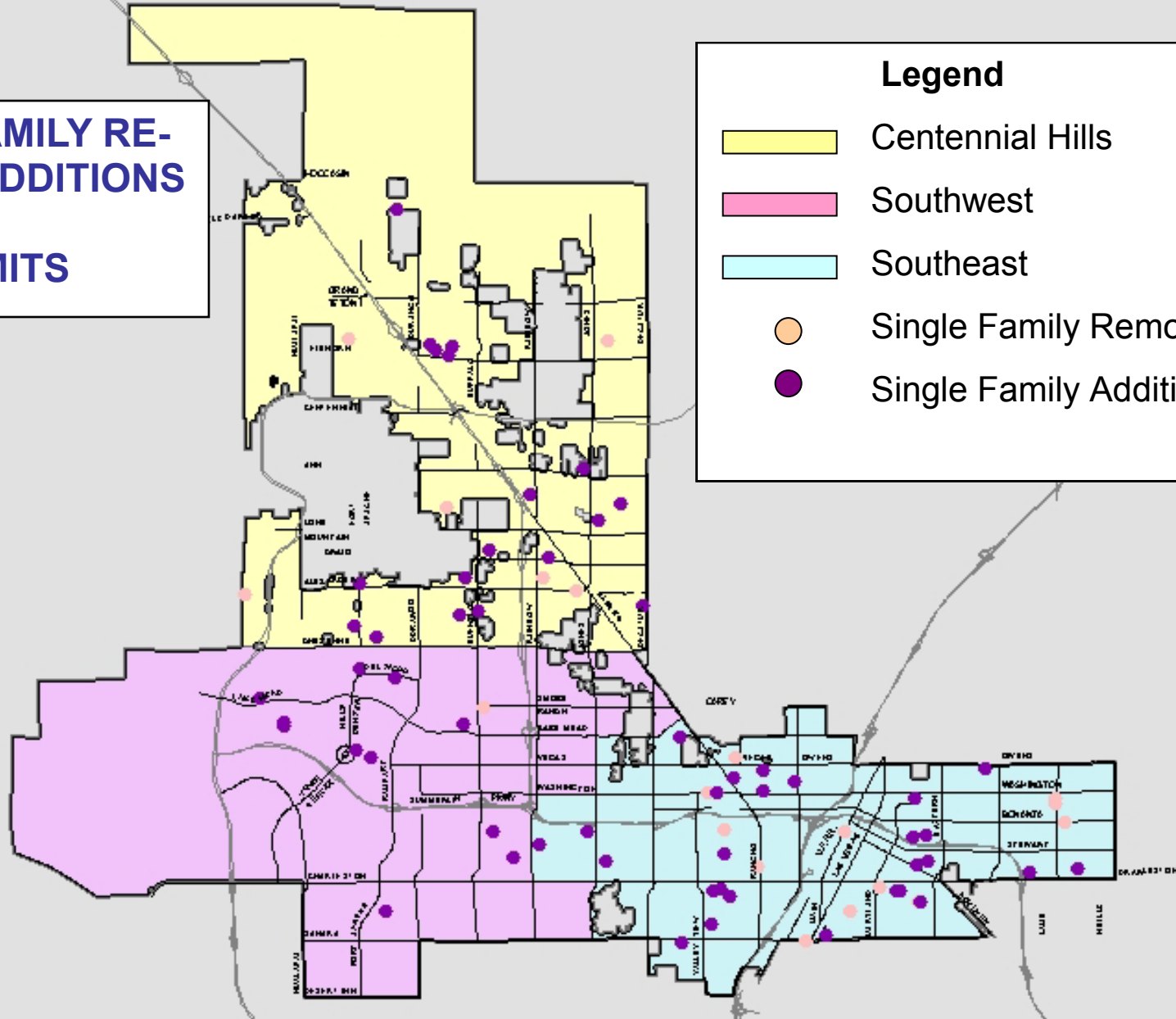
Commercial New

Commercial Remodel





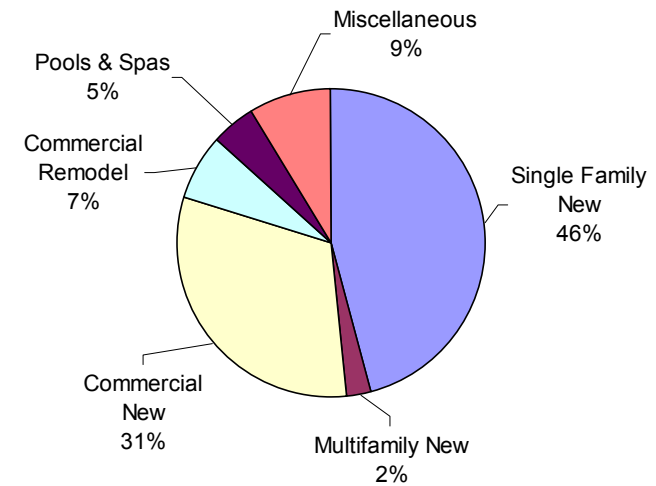
# SINGLE FAMILY RE-MODEL & ADDITIONS PERMITS



Centennial Hills  
Building Permits

Category	Permits	Valuation	Percentage
Single Family New	558	\$72,870,929	45.1%
Single Family Additions	24	\$1,120,733	0.7%
Single Family Remodel	15	\$760,825	0.5%
Multifamily New	8	\$3,958,950	2.5%
Commercial New	14	\$49,948,469	30.9%
Commercial Remodel	125	\$11,206,050	6.9%
Pools & Spas	231	\$7,520,490	4.7%
Signs	107	\$508,521	0.3%
Miscellaneous	511	\$13,549,244	8.4%
GRAND TOTAL	1593	\$161,444,211	100.0%

Centennial Hills  
Permits by Valuation

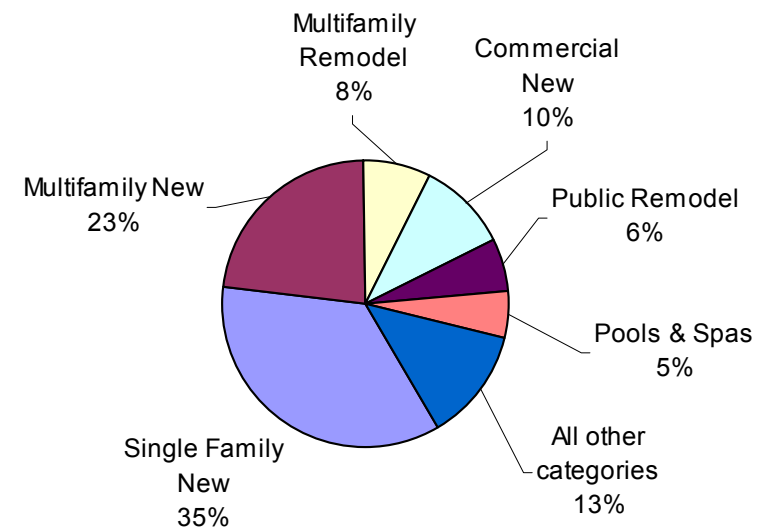


\*Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, roofing, foundations, grading and excavation.

## Southwest Building Permits

Category	Permits	Valuation	Percentage
Single Family New	281	\$37,970,902	35.3%
Single Family Additions	26	\$773,385	0.7%
Single Family Remodel	27	\$2,224,488	2.1%
Multifamily New	37	\$24,602,250	22.9%
Multifamily Remodel	1	\$8,358,222	7.8%
Commercial New	20	\$10,637,630	9.9%
Commercial Additions	1	\$500,000	0.5%
Commercial Remodel	53	\$4,504,985	4.2%
Public Remodel	2	\$6,591,432	6.1%
Pools & Spas	143	\$5,781,212	5.4%
Signs	45	\$89,259	0.1%
Miscellaneous	329	\$5,625,180	5.2%
GRAND TOTAL	965	\$107,658,945	100.0%

## Southwest Permits by Valuation

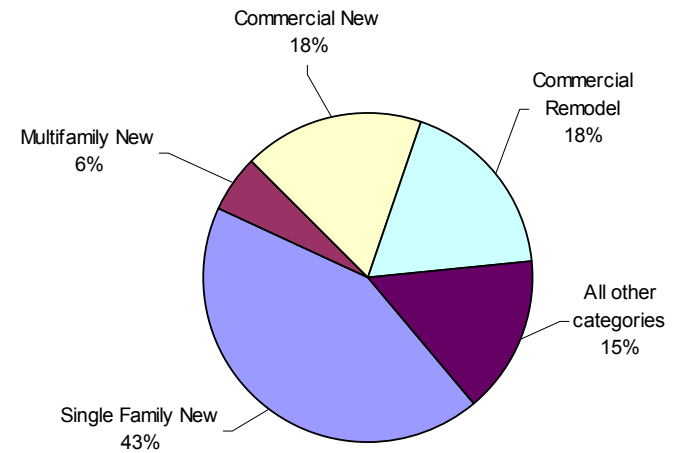


\*Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, roofing, foundations, grading and excavation.

Southeast  
Building Permits

Category	Permits	Valuation	Percentage
Single Family New	154	\$19,326,508	43.1%
Single Family Additions	10	\$454,676	1.0%
Single Family Remodel	6	\$292,038	0.7%
Multifamily New	6	\$2,484,613	5.5%
Commercial New	12	\$7,958,277	17.7%
Commercial Remodel	96	\$8,165,958	18.2%
Pools & Spas	7	\$223,404	0.5%
Signs	29	\$70,723	0.2%
Miscellaneous	425	\$5,912,918	13.2%
GRAND TOTAL	745	\$44,889,115	100.0%

Southeast  
Permits by Valuation



\*Miscellaneous include sheds, gazebos, carports, patio covers, balconies, roofing, foundations, grading and excavation.

# Completed Projects

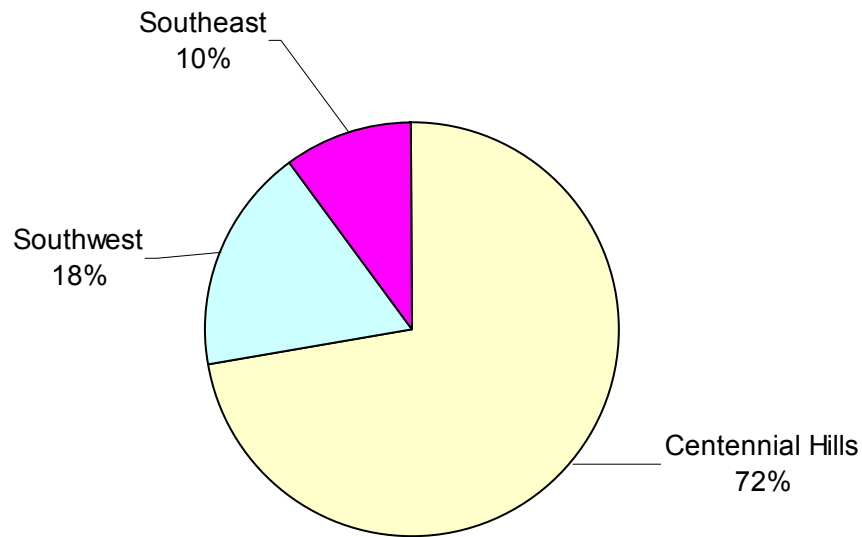
## Completed Projects

### 4th Quarter 2005

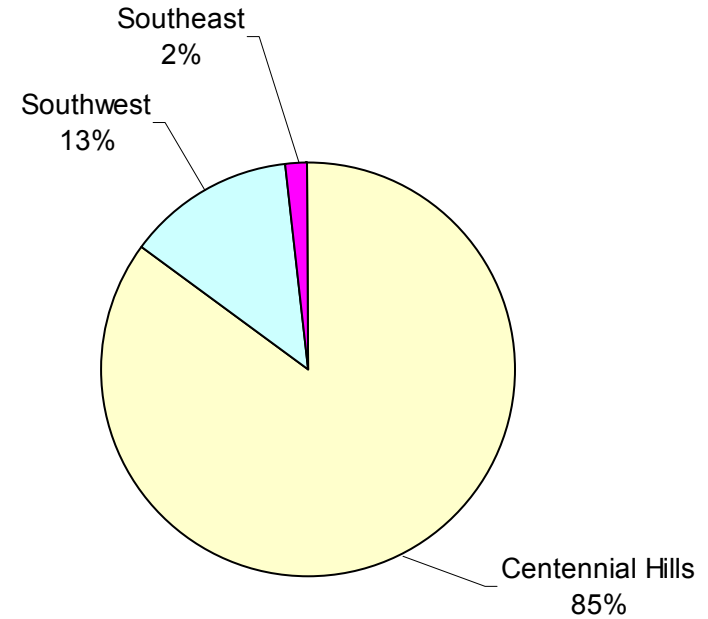
Category	Centennial Hills	Southwest	Southeast	Total	Percentage
Single Family New	858	136	17	1,011	72.7%
Single Family Additions	13	17	21	51	3.7%
Single Family Remodel	4	5	8	17	1.2%
Multifamily New	27	2	2	31	2.2%
Commercial New	16	10	2	28	2.0%
Commercial Additions	0	2	0	2	0.1%
Commercial Remodel	35	35	52	122	8.8%
Mobile Homes	3	3	1	7	0.5%
Public New	1	0	1	2	0.1%
Public Remodel	0	1	0	1	0.1%
Miscellaneous	48	35	36	119	8.6%
GRAND TOTAL	1,005	246	140	1,391	100.0%

\*Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, roofing, foundations, grading and excavation.

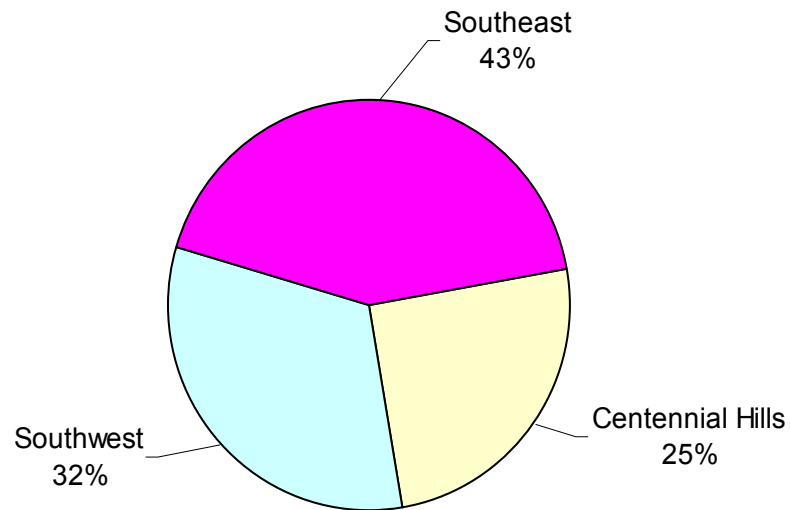
Completed Projects by Sector



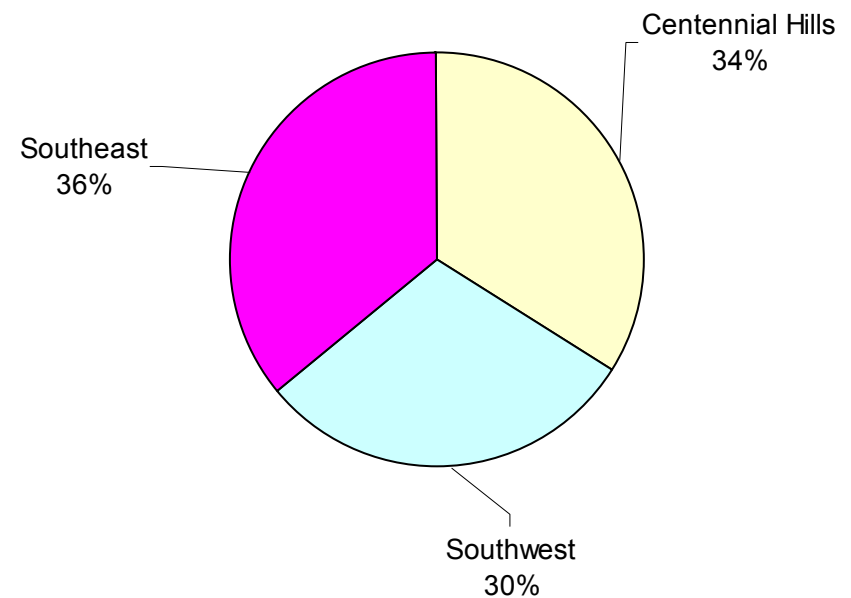
Completed Single Family Projects

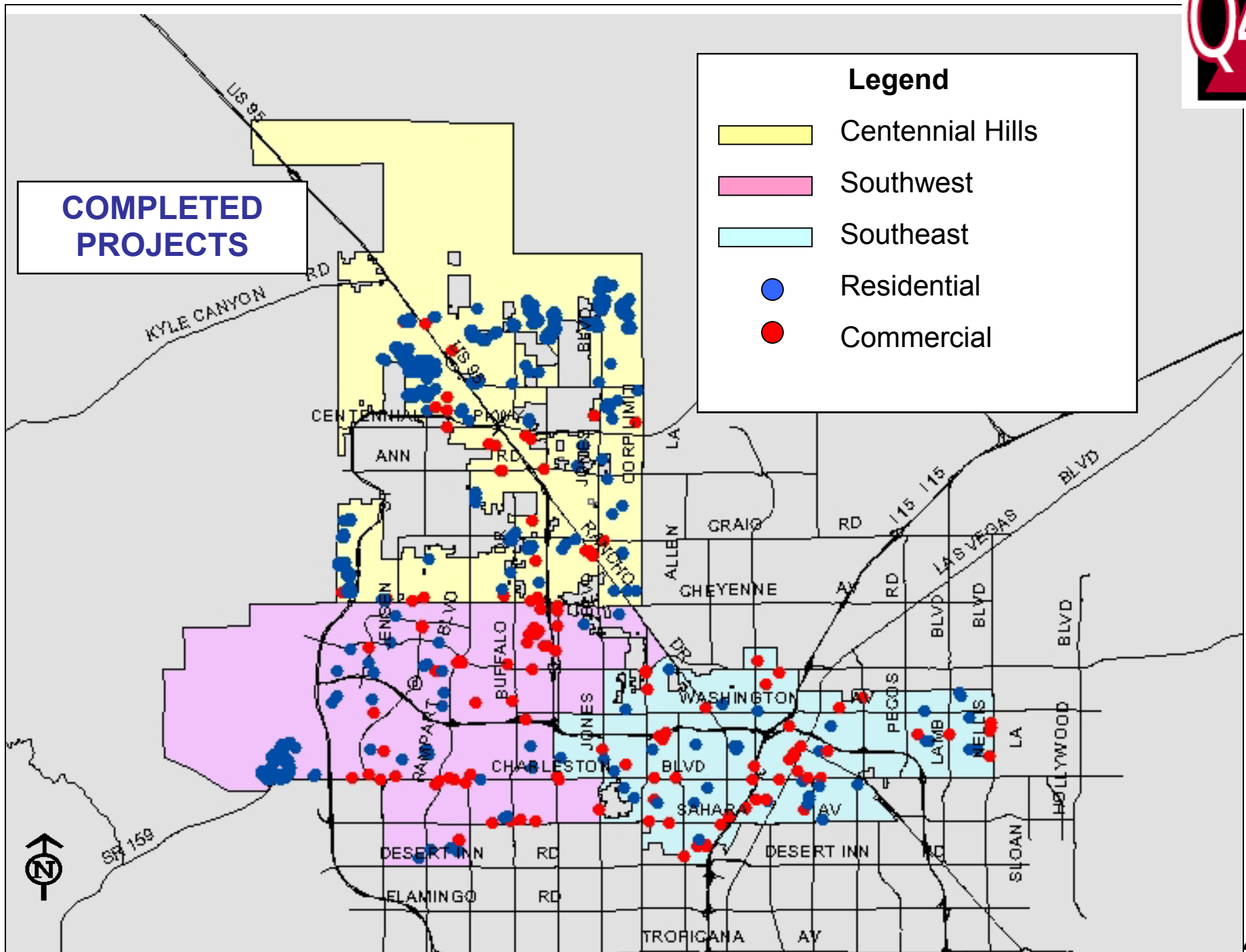


Completed Single Family Additions & Remodeled Projects



Completed Commercial New & Remodeled Projects







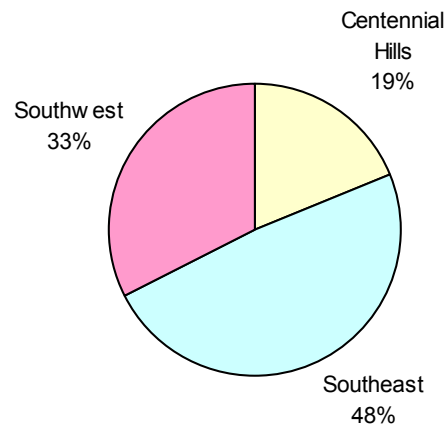


# Business Licenses

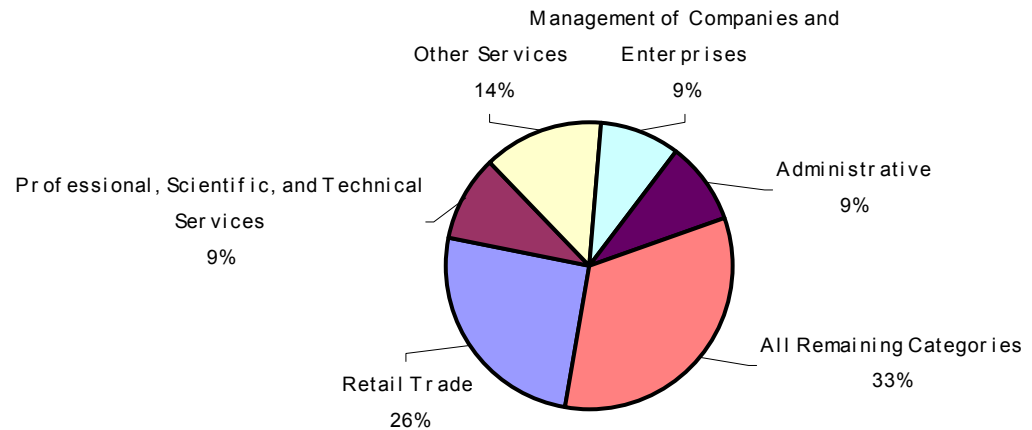
## Business Licenses 4th Quarter 2005

Category	Centennial Hills	Southeast	Southwest	Total	Percentage
Accommodation & Food Services	5	22	11	38	3.2%
Administrative	24	47	42	113	9.5%
Agriculture	1	0	0	1	0.1%
Arts, Entertainment & Recreation	8	30	10	48	4.0%
Construction	13	24	16	53	4.4%
Educational Services	0	2	1	3	0.3%
Finance & Insurance	14	38	42	94	7.9%
Health and Social Asst	18	34	27	79	6.6%
Information	3	4	7	14	1.2%
Management of Companies and Enterprises	21	40	44	105	8.8%
Manufacturing	0	1	0	1	0.1%
Other Services	35	81	47	163	13.6%
Professional, Scientific, and Technical Services	11	64	36	111	9.3%
Public Admin	0	0	0	0	0.0%
Real Estate & Rental/Leasing	8	25	23	56	4.7%
Retail Trade	62	165	80	307	25.7%
Transportation & Warehousing	1	1	0	2	0.2%
Wholesale Trade	1	3	3	7	0.6%
GRAND TOTAL	225	581	389	1,195	100.0%

Business Licenses by Sector

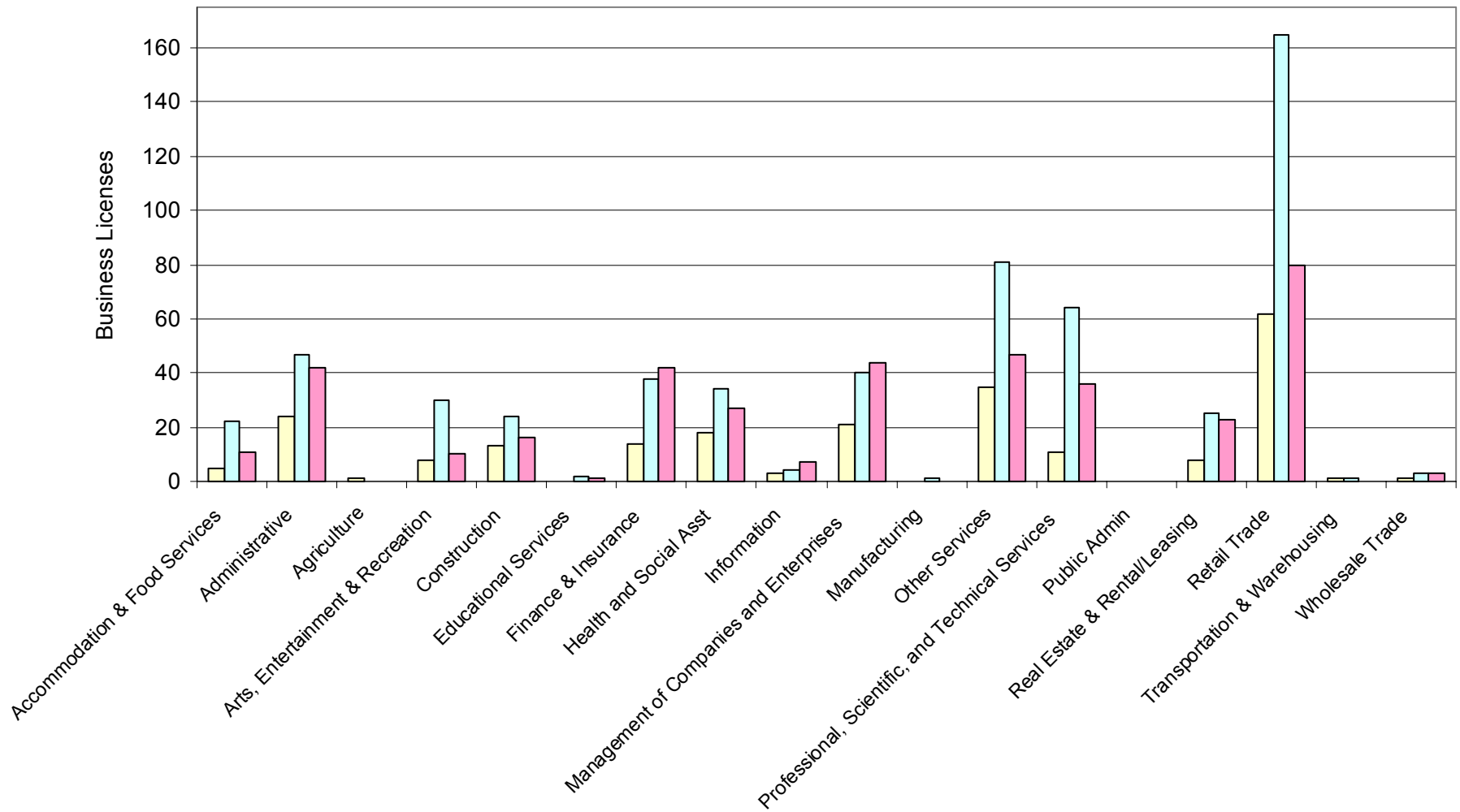


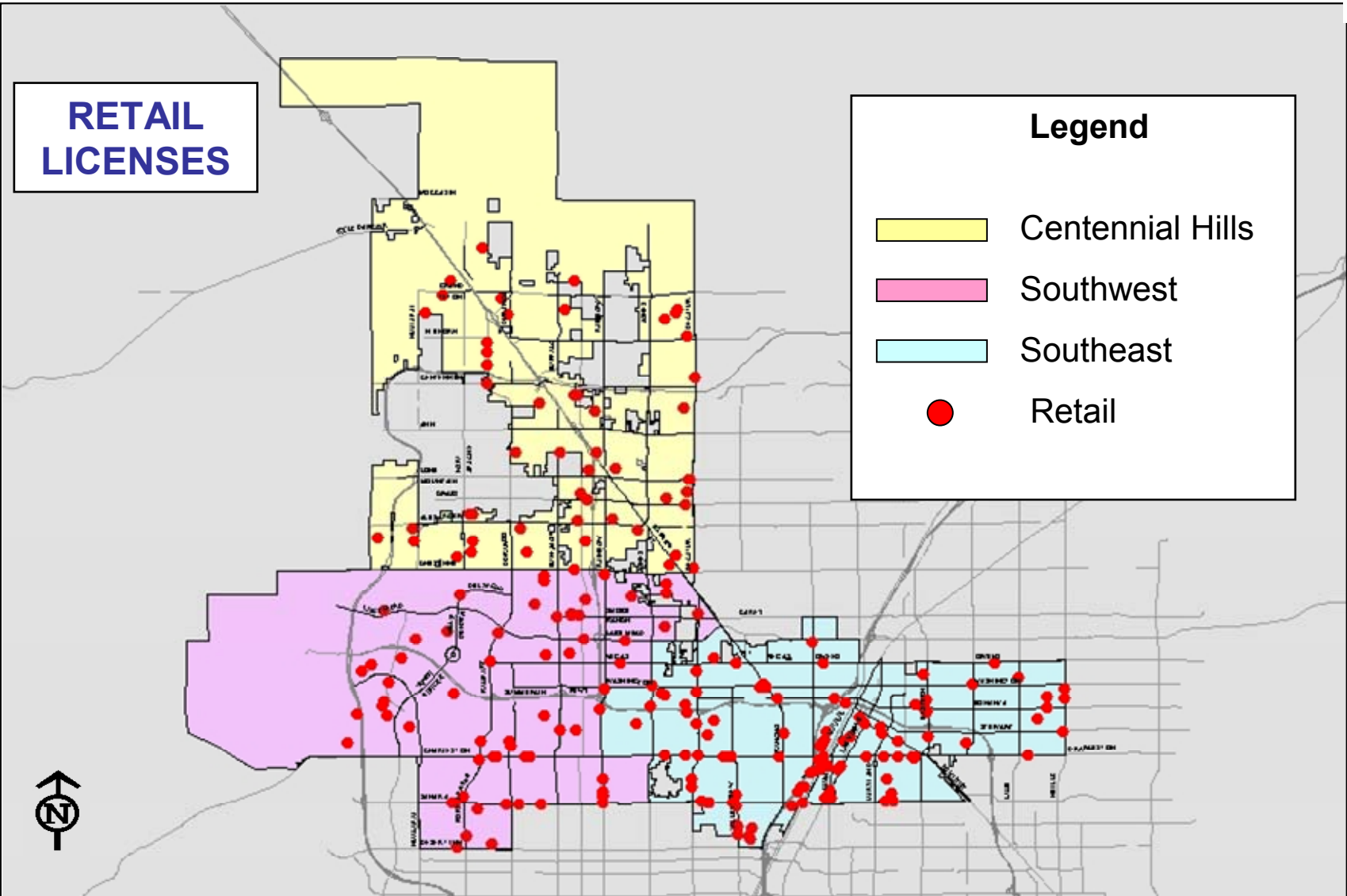
Business Licenses by Top Five Categories

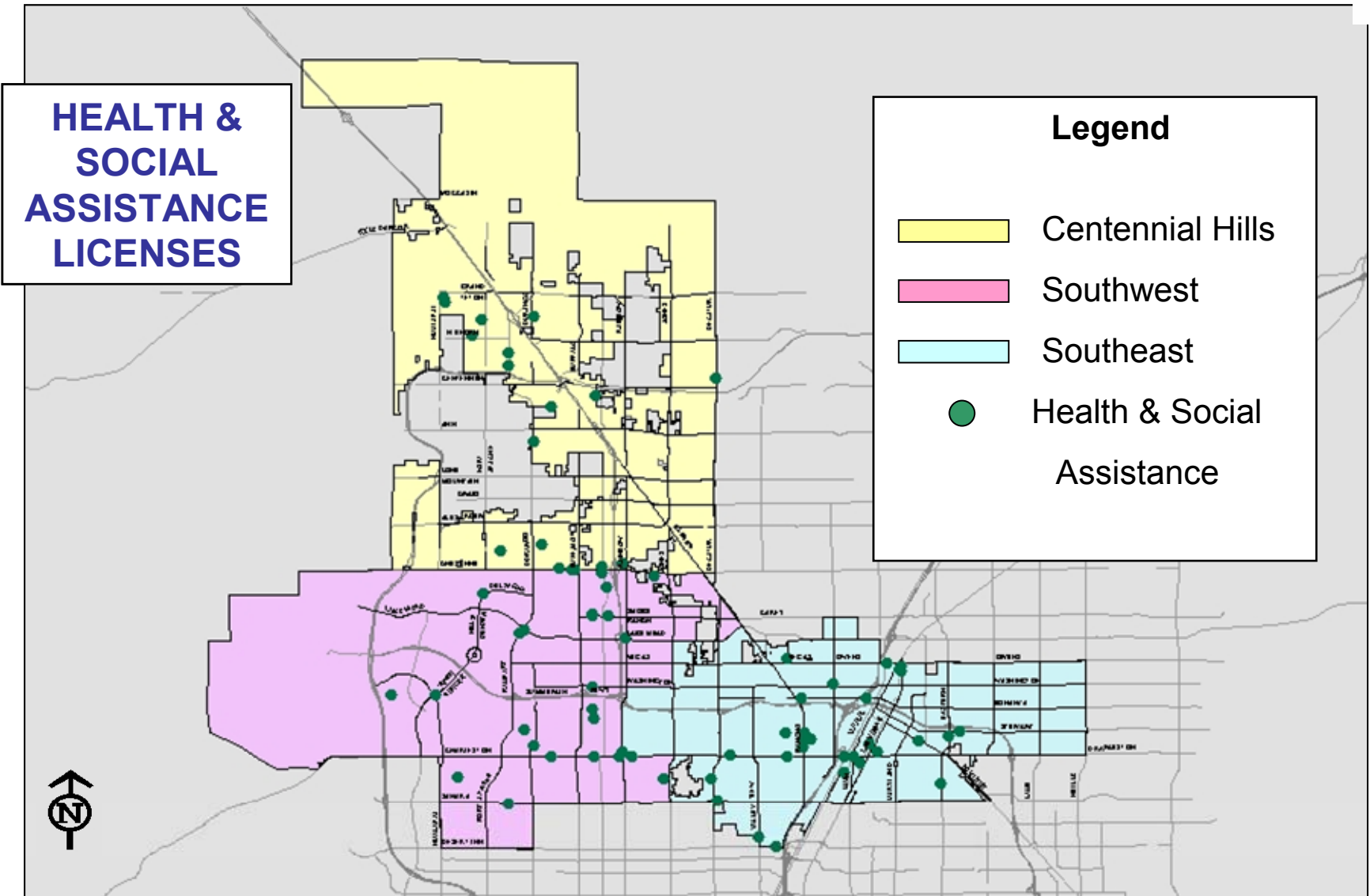


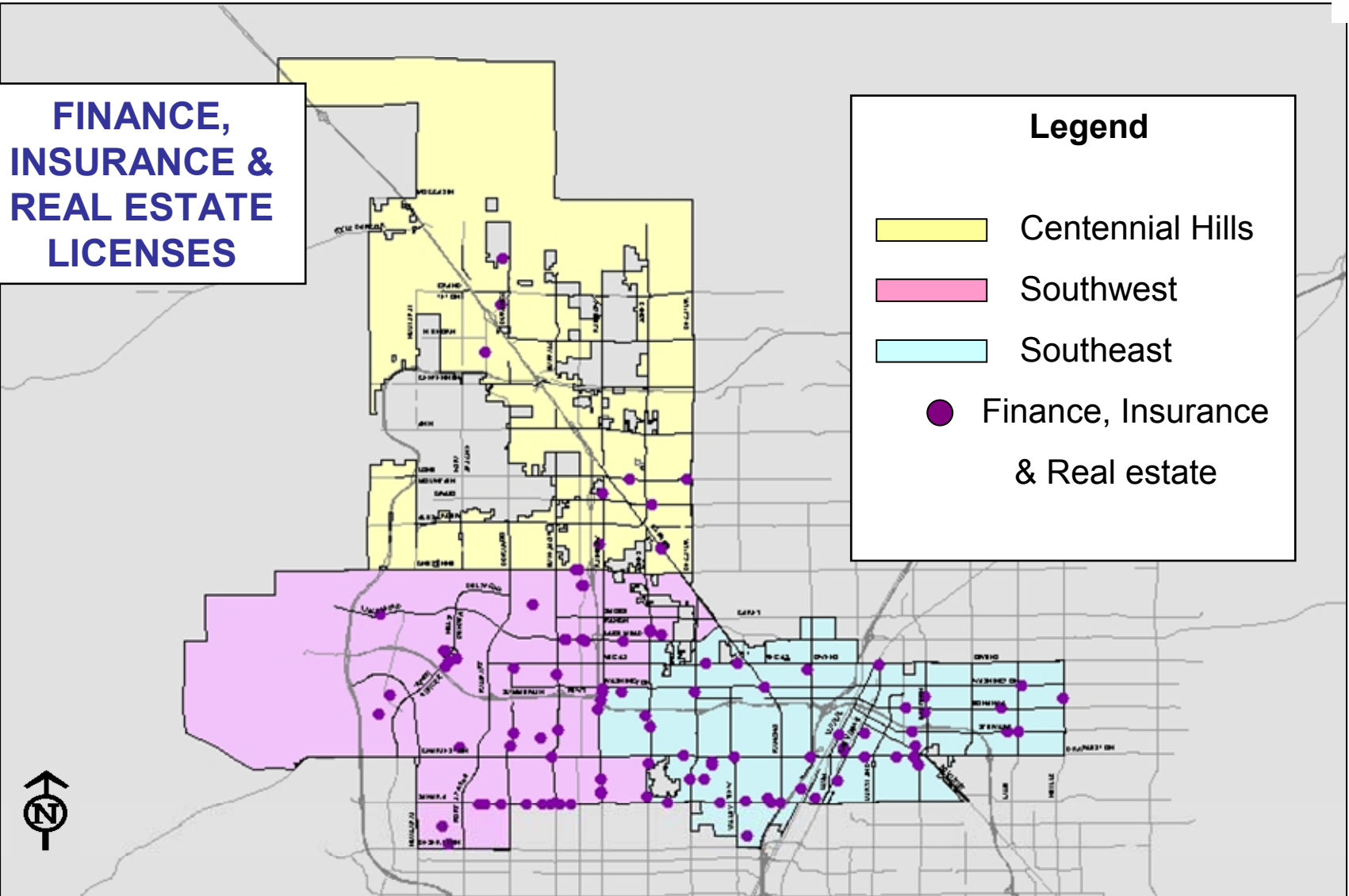
## Business Licenses by Planning Area and Category 4th Quarter 2005

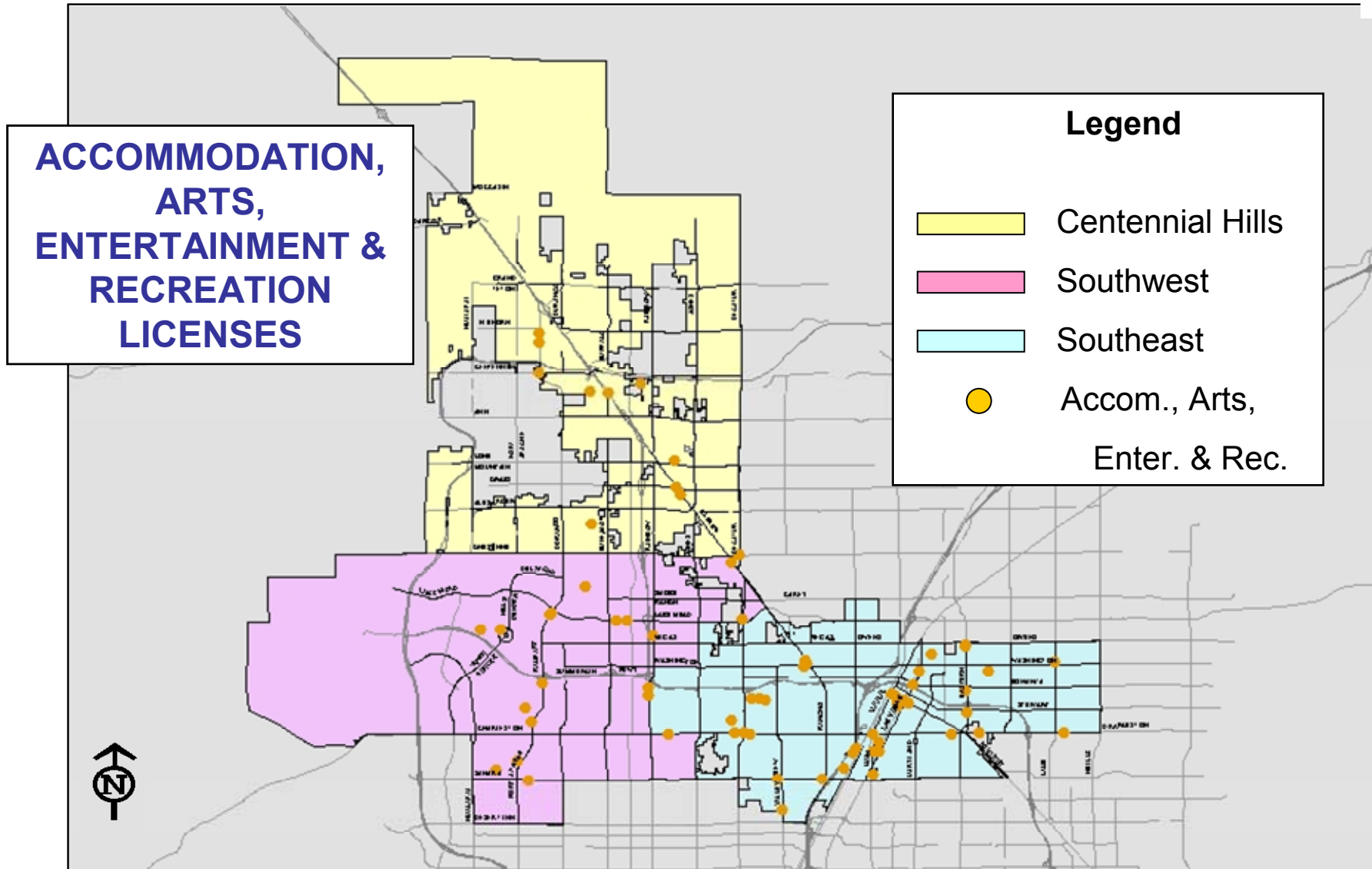
Centennial Hills Southeast Southwest













# Year-to-Date



## Land Sales by Acreage Last Four Quarters

Location	04Q4	05Q1	05Q2	05Q3	Total Acres
Centennial Hills	225	1,947	87	84	2,343
Southwest	15	7	8	6	37
Southeast	3	9	4	9	24
CLV TOTALS	244	1,963	99	99	2,404
OUTSIDE CLV	3,809	3,589	5,424	1,754	14,576
GRAND TOTAL	4,053	5,553	5,523	1,852	16,981

\*Figures rounded to nearest acre.

## Land Sales by Valuation Last Four Quarters

Location	04Q4	05Q1	05Q2	05Q3	Valuation	Avg Price per Acre
Centennial Hills	\$104,194,766	\$626,098,322	\$57,349,830	\$71,903,548	\$859,546,466	\$366,878
Southwest	\$45,845,460	\$11,614,760	\$8,245,909	\$8,275,000	\$73,981,129	\$1,986,908
Southeast	\$1,665,000	\$6,487,500	\$7,155,000	\$16,725,626	\$32,033,126	\$1,313,746
CLV TOTALS	\$151,705,226	\$644,200,582	\$72,750,739	\$96,904,174	\$965,560,721	\$401,567
OUTSIDE CLV	\$931,964,841	\$984,843,120	\$1,026,751,843	\$956,041,225	\$3,899,601,029	\$267,535
GRAND TOTAL	\$1,083,670,067	\$1,629,043,702	\$1,099,502,582	\$1,052,945,399	\$4,865,161,750	\$286,514

# Site Plan Development Reviews Year-to-Date 2005

Category	Centennial Hills	Southwest	Southeast	Total
Commercial	54	72	32	158
Mixed-Use	5	25	11	41
Public	3	2	0	5
Single Family	28	8	2	38
Multifamily	7	12	5	24
Mobile Home	0	2	0	2
Churches	0	2	0	2
Conversions	3	1	7	11
GRAND TOTAL	100	124	57	281

# Site Plan Development Reviews by Acreage Year-to-Date 2005

Category	Centennial Hills	Southwest	Southeast	Total
Commercial	391.3	230.4	73.5	695.1
Mixed-Use	106.3	78.3	93.6	278.2
Public	31.4	168.0	0.0	199.5
Single Family	356.5	50.1	11.4	418.0
Multifamily	96.3	108.9	42.6	247.8
Mobile Home	0.0	7.5	0.0	7.5
Churches	0.0	0.6	0.0	0.6
Conversions	37.8	2.1	88.4	128.3
GRAND TOTAL	1,019.6	645.8	309.3	1,974.8

# Building Permits

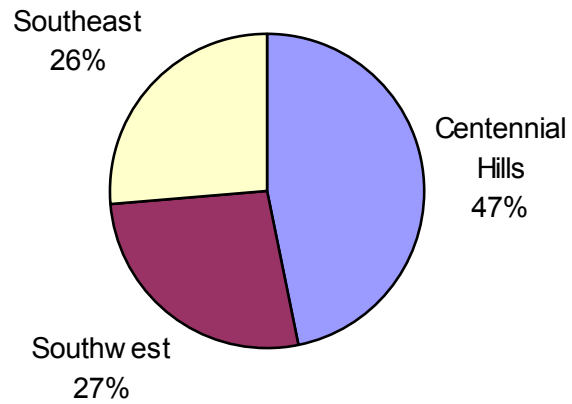
Year-to-Date 2005

Category	Centennial Hills		Southwest		Southeast		Total	Total
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Single Family New	3,196	\$397,230,994	359	\$44,681,933	690	\$107,284,053	4,245	\$549,196,980
Single Family Additions	77	\$2,913,650	91	\$2,757,497	78	\$3,115,851	246	\$8,786,998
Single Family Remodel	53	\$1,288,873	54	\$2,832,358	40	\$625,663	147	\$4,746,894
Multifamily New	43	\$38,373,302	45	\$99,150,030	18	\$26,085,178	106	\$163,608,510
Multifamily Remodel	0	\$0	1	\$8,358,222	0	\$0	1	\$8,358,222
Commercial New	62	\$90,023,337	57	\$44,240,546	63	\$32,060,441	182	\$166,324,324
Commercial Additions	3	\$110,500	3	\$2,114,610	6	\$1,075,450	12	\$3,300,560
Commercial Remodel	327	\$30,960,264	402	\$85,072,648	408	\$47,169,624	1,137	\$163,202,536
Hotel/Motel Remodel	0	\$0	0	\$0	0	\$0	0	\$0
Public New	0	\$0	9	\$24,219,193	3	\$2,771,280	12	\$26,990,473
Public Remodel	0	\$0	5	\$8,693,089	0	\$0	5	\$8,693,089
Churches New	0	\$0	0	\$0	0	\$0	0	\$0
Churches Additions	0	\$0	0	\$0	0	\$0	0	\$0
Churches Remodel	0	\$0	0	\$0	0	\$0	0	\$0
Pools & Spas	1,347	\$24,265,485	231	\$9,081,616	477	\$8,368,159	2,055	\$41,715,260
Mobile Homes	2	\$58,500	2	\$1,500	1	\$40,000	5	\$100,000
Signs	282	\$1,154,933	254	\$1,699,335	228	\$384,727	764	\$3,238,995
Miscellaneous	2,756	\$49,752,604	1,709	\$36,075,033	1,766	\$129,369,397	6,231	\$215,197,034
GRAND TOTAL	8,148	\$636,132,441	3,222	\$368,977,610	3,778	\$358,349,824	15,148	\$1,363,459,875

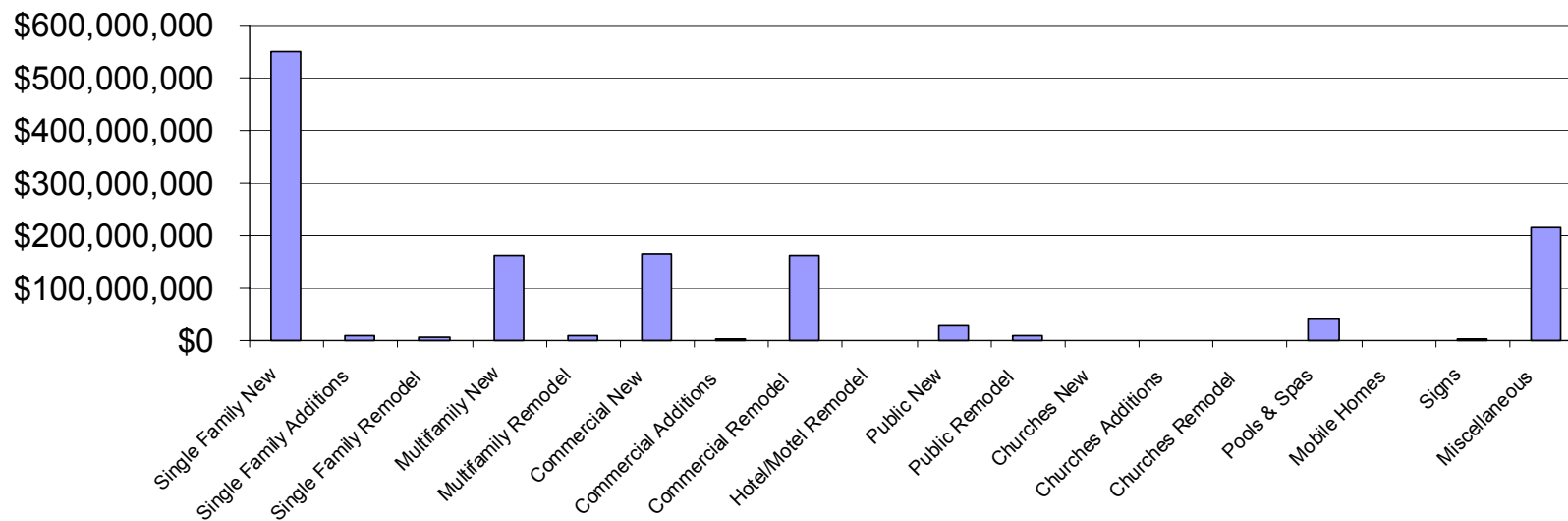
YEAR-TO-DATE

LAS VEGAS DEVELOPMENT REPORT: FOURTH QUARTER 2005

Permits by Sector and Percent Valuation  
Year-to-Date 2005



Permits by Category and Valuation  
Year-to-Date 2005



# Completed Projects

Year-to-Date 2005

Category	Centennial Hills	Southwest	Southeast	Total	Percentage
Single Family New	3,778	192	593	4,563	71.3%
Single Family Additions	59	57	55	171	2.7%
Single Family Remodel	28	39	44	111	1.7%
Multifamily New	127	21	18	166	2.6%
Commercial New	38	39	43	120	1.9%
Commercial Additions	7	11	12	30	0.5%
Commercial Remodel	135	202	235	572	8.9%
Mobile Homes	8	4	1	13	0.2%
Public New	1	0	1	2	0.0%
Public Remodel	0	1	0	1	0.0%
Miscellaneous	207	182	261	650	10.2%
GRAND TOTAL	4,388	748	1,263	6,399	100.0%

# Business Licenses

Year-to-Date 2005

Category	Centennial Hills	Southwest	Southeast	Total	Percentage
Construction & Utilities	110	204	141	455	5.8%
Manufacturing	1	12	4	17	0.2%
Retail, Wholesale Trade, Transportation & Warehousing	319	1,174	504	1,997	25.6%
Administrative, Finance and Insurance, Real Estate, Information	241	696	577	1,514	19.4%
Professional, Scientific and Technical Services	89	354	265	708	9.1%
Educational Services, Health Care and Social Assistance	107	261	268	636	8.2%
Accommodation and Food Services, Arts and Entertainment	107	510	185	802	10.3%
Other Services	322	773	579	1,674	21.5%
GRAND TOTAL	1,296	3,984	2,523	7,803	100.0%